

DOWNTOWN FORT LAUDERDALE MARKET PULSE





AGENDA

- INTRODUCTION
- DOWNTOWN FORT LAUDERDALE SNAPSHOT
- RESIDENTIAL ACTIVITY
- OFFICE MARKET OVERVIEW
- LEASING COMPETITIVE SET
- DEALS IN THE MARKET

INTRODUCTIONS



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1. DOWNTOWN FORT LAUDERDALE SNAPSHOT



DOWNTOWN FORT LAUDERDALE MARKET PULSE

CBRE | FLORIDA

4th QUARTER 2014

CBRE

DOWNTOWN FORT LAUDERDALE SNAPSHOT

DYNAMIC & VIBRANT CBD

- Broward Center for the Performing Arts to receive \$44 million expansion and renovation
- Broward County Courthouse to receive new \$270 million facility with 730,000 SF of finished space
- New downtown hotel, Fairfield Inn & Suites, being developed at Broward Blvd. & US 1
- 26 new restaurants opened in Downtown since 2010, including such hotspots as: Lobster Bar Sea Grille, Royal Pig, Vibe, The Public House, Grille 401, Tap 42 and American Social
- The area north of Broward Boulevard is transforming into a young and hip enclave, home to neighborhoods such as Progresso Village, Flagler Village and F.A.T. (Flagler Art & Technology) Village, and amenities such as the new Fresh Market supermarket, and numerous art galleries and cafes
- Premier hotels: Riverside Hotel, Hyatt Regency, Hilton & Hampton Inn
- Las Olas Boulevard Corridor: 1-mile stretch of boutiques, art galleries, bars, restaurants, Museum of Art, IMAX movie theatre, art house cinema, Performing Arts Center, and Museum of Discovery & Science



ROBUST POPULATION GROWTH AND NEW JOBS PAVE THE WAY FOR STRONG PERFORMANCE

- 25,000 residents migrated from Miami-Dade County to Broward County in 2011 – ranking as the sixth biggest county-to-county migration flow in the nation
- 115,535 Population Increase over last 5 years, a 6.7% increase
- 84,691 new jobs over the last 3 years
- 5.2% unemployment rate is 440 basis points below the peak level of 9.6% in 2010 and 150 basis points below the national average and the lowest in the tri-county area



INCREASED INVESTMENT IN KEY INFRASTRUCTURE DEMAND DRIVERS

- Fort Lauderdale-Hollywood International Airport (FLL): #21 on the United State's busiest airports
- Port Everglades: #3 cruise port in the world, currently undergoing \$470 million capital improvement program to provide on-port rail access and improve highway connectivity



DOWNTOWN FORT LAUDERDALE SNAPSHOT

KEY TRANSPORTATION UPGRADES

THE WAVE STREETCAR

- \$143 million, environmentally-friendly, 2.7 mile streetcar system for Downtown integrating land use, transportation and economic development. The project is expected to begin construction in 2014, and to be running by mid-2017. Five modern streetcar vehicles will operate seven days a week, with trains running every 7.5 minutes during weekday peak and off-peak periods and every 15 minutes during weekday evenings and weekends



ALL ABOARD FLORIDA

- Proposed passenger rail service from Miami to Orlando, with stops in Fort Lauderdale and West Palm Beach. The \$1.5 Billion private project is being spearheaded by Florida East Coast Industries (FEC)
- Capable of carrying 400 passengers on 32 daily trips, anticipated to alleviate highway traffic congestion by 3 million people annually



II. RESIDENTIAL ACTIVITY



DOWNTOWN FORT LAUDERDALE MARKET PULSE

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4th QUARTER 2014

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RESIDENTIAL ACTIVITY

URBAN REVITALIZATION LED BY BOOMING MULTI-FAMILY CONSTRUCTION IN CBD

- Ft. Lauderdale's CBD has emerged as a 24-hour city, with a walkable “live, work & play” cosmopolitan core
- Prior to 2014, there were only 1,008 market-rate units in the downtown Fort Lauderdale CBD
- Now, 962 additional units have been delivered; 948 are under construction; and 2,164+ units are approved or planned
- Provide further barriers to entry in an already supply constrained CBD



RESIDENTIAL ACTIVITY

NEW MULTIFAMILY DEVELOPMENTS

| PROJECT NAME | UNITS | DEVELOPER | STAGE |
|--------------------------|-------|---------------------|--------------------|
| New River Yacht Club | 249 | Related | In Lease-up |
| The Edge | 331 | Morgan Group | In Lease-up |
| Manor in Flagler Village | 382 | Related | In Lease-up |
| Village Place | 112 | Housing Trust Group | Under Construction |
| New River Phase III | 209 | American Land | Under Construction |
| Pinacle at Tarpon River | 112 | Pinnacle | Under Construction |
| 8th Street Residences | 254 | Stiles/Rockefeller | Under Construction |
| Icon Las Olas | 272 | Related | Approved |
| New River Yacht Club II | 349 | Related | Approved |
| Marina Lofts | 856 | Cymbal Development | Approved |
| Crocker Site | 396 | Crocker | Planned |
| One20forth | 386 | Ellis Diversified | Planned |
| 2nd Street Residences | 398 | Ellis Diversified | Planned |
| 200 E Las Olas | TBD | Stiles/Tribune | Planning |
| Flagler Village | 260 | TBD | For Sale |
| Las Olas Riverfront | TBD | TBD | For Sale |
| 100 E Las Olas | TBD | TBD | For Sale |
| 3rd & 3rd | TBD | TBD | For Sale |

III.OFFICE MARKET OVERVIEW



DOWNTOWN FORT LAUDERDALE MARKET PULSE

CBRE | FLORIDA

4th QUARTER 2014

CBRE

OFFICE MARKET OVERVIEW

STRONG MIGRATION OF OFFICE TENANTS TO THE URBAN CORE

- Since 2011, CBRE has tracked 32 tenants totaling approximately 514,000 SF that have re-located to the CBD from the suburbs (see list to right), leading the way to improved market fundamentals

ROBUST AND ACCELERATING MARKET FUNDAMENTALS WITHIN FORT LAUDERDALE'S OFFICE MARKET

• Strong Absorption

- » As of 4Q 2014, the Fort Lauderdale Market experienced 466,239 SF of positive Net Absorption
- » Over the same time-frame, the Downtown/CBD Submarket experienced positive Net Absorption of 152,051 SF

• Declining Vacancy

- » Fort Lauderdale Market 4Q 2014, Vacancy rates dropped 200 basis points (bps) year over year to 15.1%
- » Simultaneously, Downtown/CBD vacancy is down 480 bps to 12.7%

• No New Supply

- » No construction deliveries over the last 3 years. In the Downtown CBD, a 35,000 SF, Class A office building is scheduled for delivery 2Q2015, most of which is preleased to a local law firm.

| RELOCATIONS FROM SUBURBS TO CBD | | | |
|---------------------------------|----------------|------------------------|---------|
| DATE | BUILDING | TENANT | SF |
| 4Q14 | 350 E Las Olas | Ameriprise | 14,203 |
| 4Q14 | 350 E Las Olas | BBVA Compass | 4,149 |
| 4Q14 | 110 SE 6th St | Sato Global Solutions | 14,000 |
| 3Q14 | 100 SE 3rd Ave | Convey Health | 11,209 |
| 3Q14 | 110 SE 6th St | Endless Jewelry | 5,320 |
| 1Q14 | 500 E Broward | Blank Rome | 8,789 |
| 1Q14 | 200 E Las Olas | GlobeNet | 8,332 |
| 4Q13 | 350 E Las Olas | Nyrstar | 7,169 |
| 4Q13 | 450 Las Olas | US Anesthesia Partners | 5,805 |
| 4Q13 | 350 E Las Olas | Burr Forman | 9,508 |
| 4Q13 | 200 E Broward | Greenspoon Marder | 48,333 |
| 4Q13 | 1 E Broward | Tutor Perini | 10,625 |
| 3Q13 | 110 SE 6 St | Cole Scott Kissane | 3,332 |
| 3Q13 | 200 E Las Olas | Prolexic | 32,937 |
| 2Q13 | 101 NE 3rd Ave | Results Companies | 6,249 |
| 2Q13 | 101 NE 3rd Ave | Mad Studios | 3,257 |
| 2Q13 | 500 E. Broward | Eppy Financial | 5,183 |
| 2Q13 | 101 NE 3rd Ave | Allied Steel | 4,140 |
| 2Q13 | 1 E Broward | Becker & Poliakoff | 46,349 |
| 2Q13 | 500 E Broward | Premier Beverage | 20,256 |
| 2Q13 | 401 E Las Olas | iCare.com | 16,000 |
| 2Q13 | 301 E Las Olas | Fanantics | 15,295 |
| 1Q13 | 1 E Broward | McGlinchey Stafford | 8,738 |
| 1Q13 | 100 SE 3rd | Madison Marquette | 3,365 |
| 4Q12 | 500 E Broward | Direct Insite | 5,806 |
| 3Q12 | 110 SE 6th St | Cole, Scott & Kissane | 6,556 |
| 2Q12 | 200 SW 1st Ave | US Debt Ventures | 2,681 |
| 4Q11 | 200 E Las Olas | Bressler, Amery & Ross | 16,158 |
| 4Q11 | 500 E Broward | Northwestern Mutual | 11,021 |
| 4Q11 | 450 E Las Olas | ProLogis | 3,176 |
| 3Q11 | 200 E Las Olas | Pernod Ricard | 21,599 |
| 3Q11 | 500 E Broward | Fox Sports | 25,000 |
| 3Q11 | 110 SE 6th St | Stone, McGhee & Silver | 15,298 |
| 1Q11 | 200 E Las Olas | Yum! Brands | 21,000 |
| Total Suburban-To-CBD | | | 382,786 |
| New Tenants to CBD | | | 131,898 |

OFFICE MARKET OVERVIEW

TALES OF MICRO-MARKETS

ON AND OFF LAS OLAS (2Q 2014)

TOTAL FORT LAUDERDALE CBD

16 PROPERTIES

3,590,613 SF

85.7% LEASED

\$22.84 PSF AVG ASKING BASE

\$13.06 PSF AVG ESTIMATED OPEX

ON LAS OLAS

7 PROPERTIES

1,618,379 SF

92.2% LEASED

\$27.14 PSF AVG ASKING BASE

\$14.56 PSF AVG ESTIMATED OPEX

OFF LAS OLAS

9 PROPERTIES

1,972,234 SF

80.5% LEASED

\$19.50 PSF AVG ASKING BASE

\$11.89 PSF AVG ESTIMATED OPEX

DOWNTOWN FORT LAUDERDALE SNAPSHOT

PROJECTED MARKET RENT GROWTH & ABSORPTION (CBRE ECONOMETRIC ADVISORS)

- 31.9% Projected Market Rent Growth over 5 years
- Net Absorption is expected to average 86,000 SF per year, for a total of 430,000 from 2015-2019

| YEAR | RENT GROWTH | ABSORPTION |
|------------------|-------------|------------|
| 2015 | 6.6% | 101,000 SF |
| 2016 | 6.2% | 84,000 SF |
| 2017 | 6.0% | 77,000 SF |
| 2018 | 5.3% | 82,000 SF |
| 2019 | 4.4% | 86,000 SF |
| Total/Compounded | 31.9% | 430,000 SF |

OFFICE MARKET OVERVIEW

URBAN SALE COMPARABLES

NEW RIVER CENTER



BROWARD FINANCIAL CENTER



200 EAST BROWARD



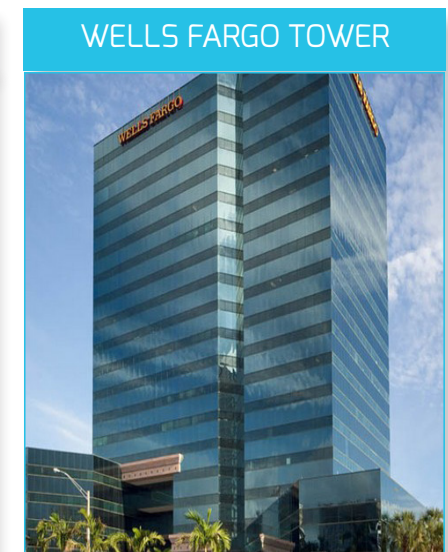
COMERICA TOWER



| | | | | |
|-----------------|--|---------------------------------------|---------------------------------------|----------------------------------|
| Address | 200 E. Las Olas Blvd Ft. Lauderdale | 500 E. Broward Blvd Ft. Lauderdale | 200 E. Broward Blvd Ft. Lauderdale | 100 NE 3rd Ave Ft. Lauderdale |
| Size (SF) | 281,713 | 324,429 | 225,650 | 166,098 |
| Year Built/Ren. | 1990 | 1986/2007 | 1992 | 1983/2010 |
| Sale Price | \$108,000,000 | \$117,000,000 | \$66,400,000 | \$32,500,000 |
| Price/SF | \$383.37 | \$339 | \$294 | \$196 |
| Occupancy Rate | 86% | 90% | 88% | 82% |
| Cap Rate | 5.0% | 6.6% | 5.8% | 7.4% |
| Recorded Date | 12/2014 | 11/2014 | 7/2014 | 4/2014 |
| Seller | Invesco | DRA Advisors | Invesco | Beacon Partners |
| Buyer | Stiles/Prudential | AGS Properties | TA Associates | Brookwood |

OFFICE MARKET OVERVIEW

URBAN SALE COMPARABLES



| | | | | |
|-----------------|---|-------------------------------------|--|-------------------------------------|
| Address | 350-450 E. Las Olas Boulevard Ft. Lauderdale | 101 NE 3rd Avenue Ft. Lauderdale | 401 E. Las Olas Blvd Ft. Lauderdale | 1 E. Broward Blvd Ft. Lauderdale |
| Size (SF) | 468,843 | 230,238 | 408,063 | 338,089 |
| Year Built/Ren. | 1996 | 1986 | 2002/2005 | 1984 |
| Sale Price | \$204,000,000 | \$28,700,000 | \$163,700,000 | \$42,000,000 |
| Price/SF | \$435 | \$125 | \$401 | \$124 |
| Occupancy Rate | 89% | 68% | 95% | 55% |
| Cap Rate | 6.4% | 6.69% | 6.20% | 2.40% |
| Recorded Date | 3/2014 | 7/2012 | 9/2011 | 9/2011 |
| Seller | USAA Real Estate | Cap Advisors | Shorenstein JV Stiles | DBSI Group |
| Buyer | Deutsche Bank | Banyan Street Capital | JP Morgan | Ivy Realty |

IV. LEASING COMPETITIVE SET



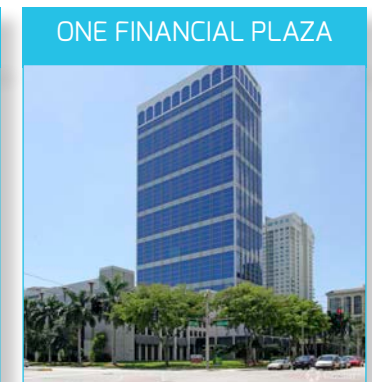
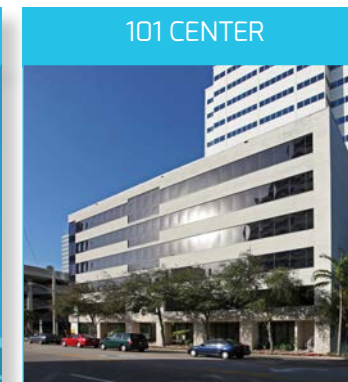
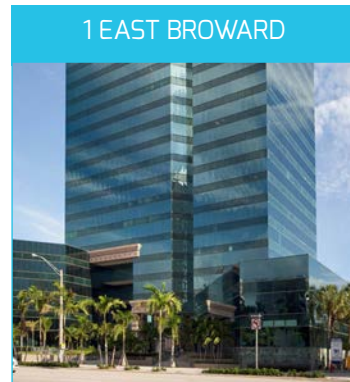
DOWNTOWN FORT LAUDERDALE MARKET PULSE

4th QUARTER 2014

CBRE | FLORIDA

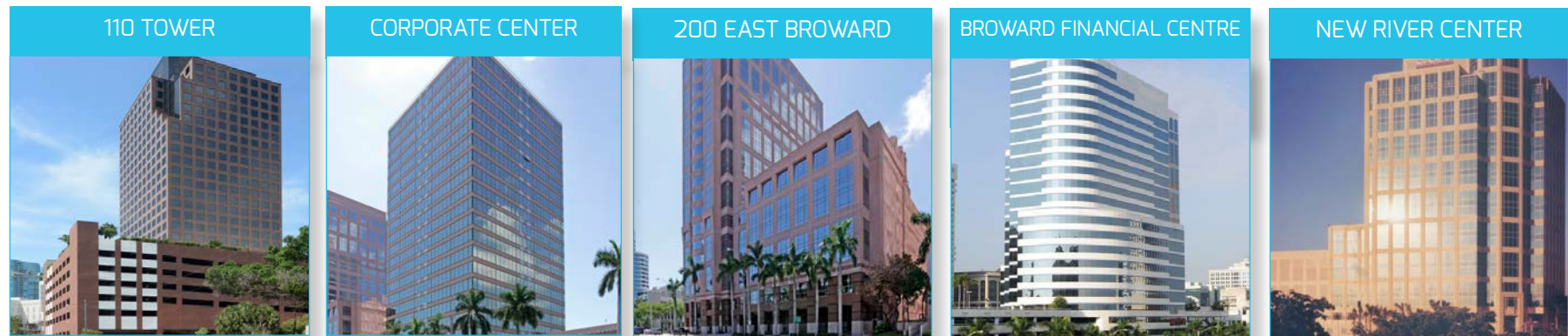
CBRE

LEASING COMPETITIVE SET



| Address | 1 East Broward Blvd | 100 NE 3rd Avenue | 101 NE 3rd Avenue | 101 NE 3rd Avenue | 100 SE 3rd Avenue |
|-------------------------------|--|---|--|--|--|
| Owner | Ivy Realty | Brookwood | Banyan Street Capital | Banyan Street Capital | Stiles/Prudential |
| Year Built/Ren. | 1984/2011 | 1984 | 2001 | 1986 | 1972/2008 |
| Floors | 19 | 11 | 21 | 6 | 28 |
| Total RSF | 338,201 | 165,757 | 177,080 | 49,991 | 298,046 |
| SF Available | 60,439 | 29,442 | 48,878 | 38,185 | 36,865 |
| % Leased | 82.13% | 82.24% | 72.40% | 23.62% | 87.63% |
| Full Service Rental Rates | \$29.75 | \$28.15 | \$30.02 | \$26.54 | \$36.50 |
| Estimated OpEx | \$11.75 | \$11.65 | \$12.02 | \$10.04 | \$13.50 |
| Asking Base Rent | \$18.00 | \$16.50 | \$18.00 | \$16.50 | \$23.00 |
| Parking Ratio Parking Cost | 2.5/1000 \$85 | 3.5/1000 \$75 (non-reserved) \$125 (reserved) | 2/1000 \$70 | 2.3/1000 \$70 | 3/1000 \$70 |
| Comments | <ul style="list-style-type: none"> • Smallest: 840 SF • Largest: 19,907 SF | <ul style="list-style-type: none"> • Smallest: 1,842 SF • Largest: 8,509 SF • Brookwood purchase property for \$196 PSF (4/14) | <ul style="list-style-type: none"> • Smallest: 1,517 SF • Largest: 43,935 SF • Sunbelt Rentals (sublease +34,000 SF) off market, direct available space | <ul style="list-style-type: none"> • Smallest: 2,217 SF • Largest: 17,534 SF • FtL Convention Bureau leased 12,920 SF (1st & 2nd Floor) | <ul style="list-style-type: none"> • Smallest: 738 SF • Largest: 11,208 SF |

LEASING COMPETITIVE SET



| | | | | | |
|-------------------------------|--|--|--|--|--|
| Address | 110 SE 6 Street | 110 E. Broward Blvd | 200 E. Broward Blvd | 500 E. Broward Blvd | 200 E. Las Olas Blvd |
| Owner | Gencap Partners | Cabot Investment Properties | Invesco Real Estate | DRA Advisors | Invesco Real Estate |
| Year Built/Ren. | 1987 | 1982 | 1991 | 1986/1996 | 1990 |
| Floors | 30 | 24 | 21 | 24 | 21 |
| Total RSF | 391,473 | 342,906 | 225,500 | 326,186 | 274,457 |
| SF Available | 112,619 | 120,633 | 27,342 | 31,893 | 39,806 |
| % Leased | 71.23% | 64.82% | 87.87% | 90.22% | 85.50% |
| Full Service Rental Rates | \$33.96 | \$28.50 | \$34.04 | \$35.03 | \$38.62 |
| Estimated OpEx | \$12.46 | \$11.50 | \$12.04 | \$12.03 | \$12.62 |
| Asking Base Rent | \$21.50 | \$17.00 | \$22.00 | \$23.00 | \$26.00 |
| Parking Ratio Parking Cost | 2.3/1000 \$75 | 2.5/1000 \$60 (not attached) | 2.4/1000 \$75 | 2.8/1000 \$75 | 2.5/1000 \$75 |
| Comments | <ul style="list-style-type: none"> • Smallest: 3,670 SF • Largest: 52,642 SF | <ul style="list-style-type: none"> • Smallest: 1,057 SF • Largest: 64,603 SF | <ul style="list-style-type: none"> • Smallest: 1,082 SF • Largest: 10,444 SF • Greenspoon expanded by 48,333 SF Q2 2014 | <ul style="list-style-type: none"> • Smallest: 793 SF • Largest 5,982 SF | <ul style="list-style-type: none"> • Smallest: 1,536 SF • Largest: 20,462 SF |

LEASING COMPETITIVE SET

350 LAS OLAS CENTRE



450 LAS OLAS CENTRE



BANK OF AMERICA PLAZA
@ LAS OLAS CENTRE



SUNTRUST CENTER



THE AUTONATION BLDG



301 PLAZA @ LAS OLAS



| Address | 350 E. Las Olas Blvd | 450 E. Las Olas Blvd | 401 E. Las Olas Blvd | 515 E. Las Olas Blvd | 200 SW 1st Avenue | 301 E. Las Olas Blvd |
|-------------------------------|--|---|---|--|--|---|
| Owner | RREEF | RREEF | JP Morgan | SunTrust Bank | Stiles Realty | Stiles Realty |
| Year Built/Ren. | 1999 | 1996 | 2002 | 1992 | 2007 | 1964/2012 |
| Floors | 19 | 15 | 23 | 17 | 17 | 8 |
| Total RSF | 259,097 | 209,746 | 365,924 | 211,000 | 186,804 | 111,351 |
| SF Available | 30,504 | 1,703 | 7,878 | 30,905 | 3,363 | 11,826 |
| % Leased | 88.23% | 99.19% | 97.85% | 85.35% | 98.20% | 89.38% |
| Full Service Rental Rates | \$45.98 | \$47.78 | \$45.42 | \$37.41 | \$39.65 | \$37.04 |
| Estimated OpEx | \$13.98 | \$15.78 | \$15.42 | \$13.91 | \$15.65 | \$14.54 |
| Asking Base Rent | \$32.00 | \$32.00 | \$30.00 | \$23.50 | \$24.00 | \$22.50 |
| Parking Ratio Parking Cost | 3.0/1000 \$85 (non-reserved) \$135 (reserved) | 3.0/1000 \$85 (non-reserved) \$135 (reserved) | 3.0/1000 \$90 \$200 (caged) | 3.0/1000 \$75 \$45 (roof) | 3.0/1000 \$90 | 3/1000 \$90 |
| Comments | <ul style="list-style-type: none"> • Smallest: 1,296 SF • Largest: 23,281 SF | <ul style="list-style-type: none"> • Smallest: 1,703 SF • Largest: 1,703 SF | <ul style="list-style-type: none"> • Smallest: 3,000 SF • Largest: 7,878 SF | <ul style="list-style-type: none"> • Smallest: 947 SF • Largest: 22,232 SF | <ul style="list-style-type: none"> • Smallest: 2,109 SF • Largest: 10,263 SF | <ul style="list-style-type: none"> • Smallest: 3,000 SF • Largest: 8,215 SF |

V. DEALS IN THE MARKET



DOWNTOWN FORT LAUDERDALE MARKET PULSE

4th QUARTER 2014

CBRE | FLORIDA

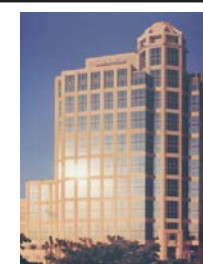
CBRE

2014 YTD DONE DEALS



PLAZA 100
100 NE 3rd Ave

| Tenant | 1. Oppenheimer & Co. | 2. The Results Companies | 3. Corporate Ins. Advisors |
|-------------|----------------------|--------------------------|----------------------------|
| SF | 15,763 | 2,472 | 7,675 |
| Type | Renewal | Expansion | Renewal |
| Term | 8 years | 63 mos | 63 mos |
| Rental Rate | \$16.00/SF NNN | \$15.00/SF NNN | \$16.00/SF NNN |
| Escalations | 3% | 3% | 3% |
| TIs | \$15.00 | Turnkey | \$12.00 |
| Free Rent | 9 mos base | 4 mos base | 3 mos base |



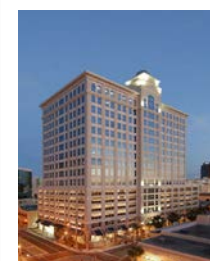
NEW RIVER CENTER
200 E. Las Olas Blvd

| Tenant | 1. GlobeNet |
|-------------|--------------|
| SF | 8,332 |
| Type | New |
| Term | 132 mos |
| Rental Rate | Confidential |
| Escalations | Confidential |
| TIs | Confidential |
| Free Rent | Confidential |



1 East Broward Blvd

| Tenant | 1. Splash Beverage | 2. McGlinchey Stafford | 3. Frenkel Lambert |
|-------------|--------------------|------------------------|--------------------|
| SF | 3,606 | 4,287 | 6,861 |
| Type | New | Expansion | Expansion |
| Term | Confidential | Confidential | Confidential |
| Rental Rate | Confidential | Confidential | Confidential |
| Escalations | Confidential | Confidential | Confidential |
| TIs | Confidential | Confidential | Confidential |
| Free Rent | Confidential | Confidential | Confidential |



200 SW 1st Avenue

| Tenant | 1. Cypress Equities |
|-------------|---------------------|
| SF | 2,109 |
| Type | New |
| Term | 64 mos |
| Rental Rate | \$22.50/SF NNN |
| Escalations | 3% |
| TIs | \$20.00 |
| Free Rent | 4 mos |



ONE FINANCIAL PLAZA
100 SE 3rd Ave

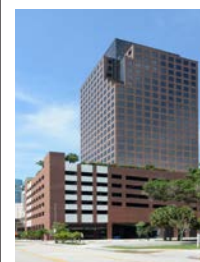
| Tenant | 1. Advanced Recovery Systems | 2. Baker Donelson | 3. Marcus & Neiman Law | 4. Club Domains | 5. Island Global Yachting |
|-------------|------------------------------|-------------------|------------------------|-----------------|---------------------------|
| SF | 5,940 | 5,932 | 1,673 | 2,118 | 1,059 |
| Type | Expansion | Expansion | New | New | New |
| Term | 90 mos | 65 mos | 65 mos | 65 mos | 39 mos |
| Rental Rate | \$23.00/SF NNN | \$23.00/SF NNN | \$25.00/SF NNN | \$19.00 SF/NNN | \$25.00/SF NNN |
| Escalations | 3% | 3% | Confidential | Confidential | Confidential |
| TIs | \$45.00 | \$35.00 | Spec Space | \$3.00 | Spec space |
| Free Rent | 6 mos | 5 mos | 5 mos | 5 mos | 3 mos gross |

2014 YTD DONE DEALS



TOWER 101
101 NE 3rd Ave

| Tenant | 1. Advantage Opco | 2. Thornton Tomasetti |
|-------------|-------------------|-----------------------|
| SF | 8,960 | 5,531 |
| Type | New | Renewal |
| Term | 7 years | 48 mos |
| Rental Rate | \$17.00/SF NNN | \$16.00/SF NNN |
| Escalations | 3% | 3% |
| TIs | \$15.00 | \$15.00 |
| Free Rent | 6 mos | 3 mos |



110 TOWER
110 SE 6th Street

| Tenant | 1. Ft. Lauderdale Exec Suites | 2. McFann & Dawson |
|-------------|-------------------------------|--------------------|
| SF | 15,200 | 3,500 |
| Type | New | Renewal |
| Term | 132 mos | 39 mos |
| Rental Rate | \$18.50/SF NNN | \$21.50/SF NNN |
| Escalations | 3% | Confidential |
| TIs | \$35.00 | \$3.00 |
| Free Rent | 12 mos | 3 mos gross |



101 CENTRE
101 NE 3rd Ave

| Tenant | 1. GFLC&VB* | 2. Allied Steel |
|-------------|--------------|-----------------|
| SF | 13,000 | 2,000 |
| Type | New | Expansion |
| Term | Confidential | Confidential |
| Rental Rate | Confidential | Confidential |
| Escalations | Confidential | Confidential |
| TIs | Confidential | Confidential |
| Free Rent | Confidential | Confidential |



BROWARD FINANCIAL CENTRE I
500 East Broward Blvd

| Tenant | 1. Blank Rome | 2. Mombach Boyle & Hardin |
|-------------|----------------|---------------------------|
| SF | 8,789 | 5,968 |
| Type | New | Renewal |
| Term | 77 mos | 12 mos |
| Rental Rate | \$23.00/SF NNN | \$21.00/SF NNN |
| Escalations | 3% | 0 |
| TIs | \$25.00 | \$0 |
| Free Rent | 5 mos | 0 |

*1. Greater Fort Lauderdale Conventions & Visitors Bureau



LAS OLAS CENTRE I
450 E. Las Olas Blvd

| Tenant | 1. Douglas Elliman |
|-------------|--------------------|
| SF | 2,224 |
| Type | New (Retail) |
| Term | 62 mos |
| Rental Rate | \$35.00/SF NNN |
| Escalations | 3% |
| TIs | Confidential |
| Free Rent | 2 mos |



350 LAS OLAS CENTRE
350 E. Las Olas Blvd

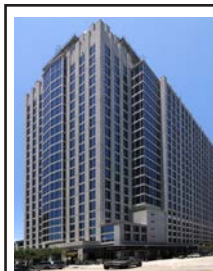
| Tenant | 1. Berger Singerman |
|-------------|---------------------|
| SF | 23,381 |
| Type | Renewal |
| Term | 78 mos |
| Rental Rate | \$27.00/SF NNN |
| Escalations | 3% |
| TIs | \$20.00 |
| Free Rent | 3 mos |



SUNTRUST CENTER
515 E. Las Olas Blvd

| Tenant | 1. Edens & Avant |
|-------------|-------------------|
| SF | 5,802 |
| Type | Renewal/Expansion |
| Term | 63 mos |
| Rental Rate | \$20.00/SF NNN |
| Escalations | 3% |
| TIs | \$32.80 |
| Free Rent | 3 mos gross |

2014 YTD DONE DEALS



**BANK OF AMERICA TOWER
@ LAS OLAS CITY CENTRE
401 E. Las Olas Blvd**

| | |
|-------------|---------------------|
| Tenant | 1. Price Waterhouse |
| SF | 11,626 |
| Type | New |
| Term | 63 mos |
| Rental Rate | \$28.00/SF NNN |
| Escalations | 3% |
| TIs | \$15.00 |
| Free Rent | 3 mos base |

TOTAL SF LEASED YTD 173,808 SF





QUESTIONS AND ANSWERS

CBRE | FLORIDA

DOWNTOWN FORT LAUDERDALE MARKET PULSE
